



# 1710 W UNIVERSITY | 1710 W UNIVERSITY DR, DENTON, TX 76201

## Features

The property has US 380 frontage, which is the main thoroughfare in Denton, TX as well as cross access to the traffic light on Malone Street and the full median break at Georgetown Drive. The zoning is suburban corridor that allows for a variety of uses that include restaurant with a drive thru and auto-related uses.

## FOR INFORMATION

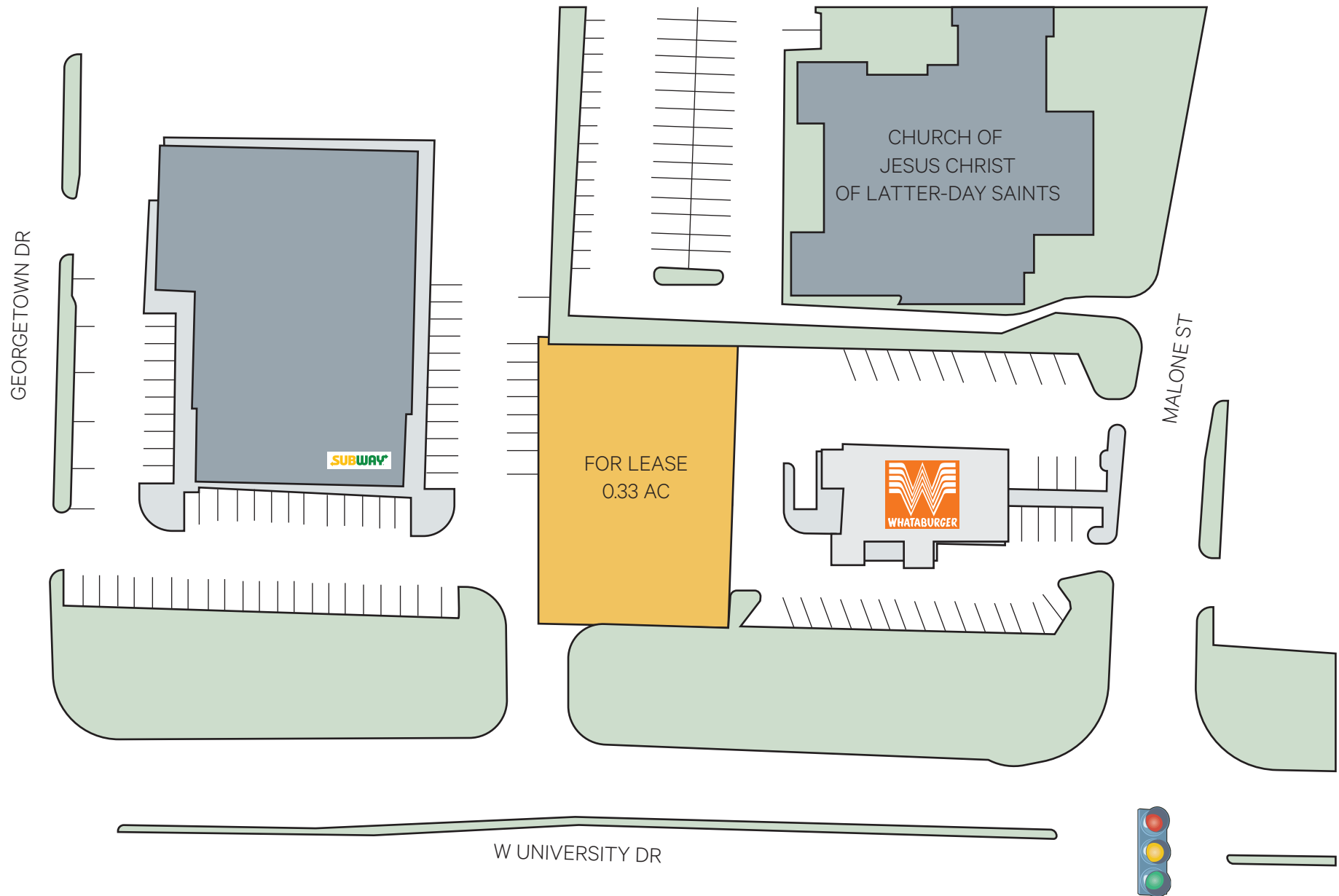
**TOTAL SF:** 1,800  
**TOTAL ACRES:** 0.33  
**CONTACT FOR MORE INFORMATION**

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
W University Dr	39,130 VPD	Total Population		10,349	73,740	116,800
Carroll Blvd	23,694 VPD	Total Households		4,613	30,547	46,420
		5 Year Population Growth		11.67%	7.35%	10.16%
		Average Household Income		\$77,765	\$68,010	\$79,809

**Matthew Rosenfeld**  
 Executive Vice President | Director of  
 Brokerage D-FW  
 214.720.6676  
[mrosenfeld@weitzmangroup.com](mailto:mrosenfeld@weitzmangroup.com)

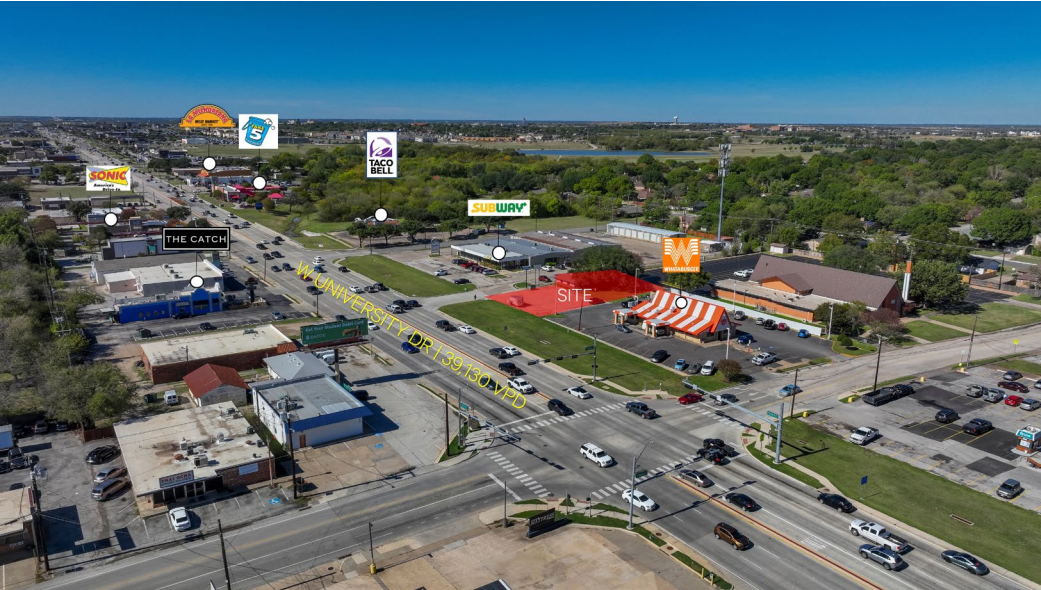
## Area Retailers & Businesses



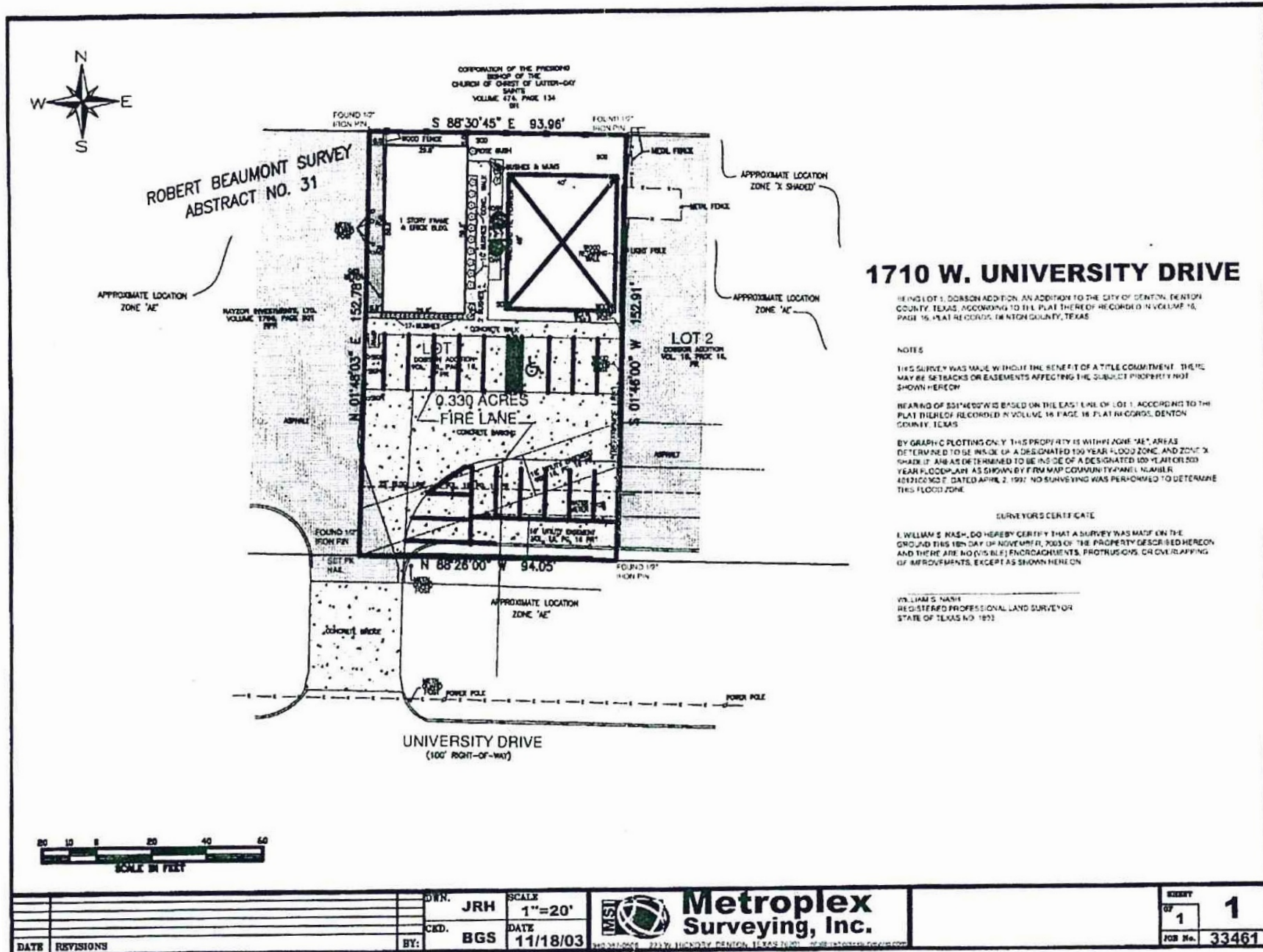




# PROPERTY PHOTOS



# PROPERTY SURVEY



## 1710 W. UNIVERSITY DRIVE

BEING LOT 1, DORSON ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16, PAGE 16, PLAT RECORDS, DENTON COUNTY, TEXAS.

**NOTES**

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE SETBACKS OR EASEMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN HEREOF.

BEARING OF 83°14'00\"/>

**SURVEYOR'S CERTIFICATE**

I, WILLIAM S. NASH, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 18TH DAY OF NOVEMBER, 2003 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (S) (S) ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

WILLIAM S. NASH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 1873



DATE	REVISIONS	BY:	DWN. JRH	SCALE	1" = 20'
			CKD. BGS	DATE	11/18/03

**MST Metroplex Surveying, Inc.**

221 W. UNIVERSITY, DENTON, TEXAS 76201

SEEDY	1
OF	1
FOR No.	33461

# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

## LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

The Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date